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SUPPLEMENTARY PLANNING DOCUMENTS

MIDTOWN CULTURAL DISTRICT PLAN

PLAN TO MANAGE GROWTH

January 1989

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OFFICE OF ARTS& HUMANITIES
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BOSTON REDEVELOPMENT AUTHORITY

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BOSTON CITY HALL
ONE CITY HALL PLAZA
COUNCIL CHAMBERS, 5th FLOOR
BOSTON, MA 02201

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MIDTOWN CULTURAL DISTRICT PLAN
SUPPLEMENTARY PLANNING DOCUMENTS

1. Title: A History of Hinge Block Planning
   Author: David Luberoff, Boston Redevelopment Authority
   Date: June, 1988

   Summary:
   - o Details 30 year history of Hinge Block planning
   - o Schematics, designs and brief summaries of over a dozen plans for the Hinge Block

2. Title: Arts Community Survey
   Authors: City of Boston, Boston Redevelopment Authority and Office of Arts and Humanities
   Date: October, 1988

   Summary: Overview of Boston's arts community, highlighting certain institutions and performing groups.

   - o Introduction
   - o Galleries and Museums
   - o Existing Active Theaters in Midtown Cultural District
   - o City Place Arts and Entertainment
   - o Asian Arts Groups
   - o Performing Groups to be Housed in the Cultural District
     - o One-line summary of each
     - o One-page profile of 10 specific groups

3. Title: Boston Common Use Study
   Author: Carr Lynch Associates, Inc.
   Date: January, 1988

   Summary:
   - o Introduction
   - o Summary of Findings
   - o Historical Setting
   - o Summary of Methods
   - o Use and Activities on the Common
   - o Locating the Boston Common Visitor Center
   - o Issues for the Future

4. Title: <u>1987 Boston Space Chase Survey: An Investigation into the Facilities Needs of Boston's Performing Arts Community</u>

Authors: ARTS/Boston, Inc.; Office of Arts and Humanities, City of Boston

Date: January, 1988 (presented at the National Space Chase Conference)

Summary: Space survey of Boston's performing arts community as a follow-up to the 1984 survey.

- o Introduction
- o General Conclusions
- o Facilities Review
- o List of survey participants listed according to preferred facility.

5. Title: <u>Business Plan Midtown Cultural District Trust</u>

Authors: Midtown Cultural District Task Force, Trust and Funding Committee; Office of Arts and Humanities; City of Boston

Date: August, 1988

Summary: Proposed business plan for the creation of a non-profit, tax-exempt corporation to operate, manage, and maintain cultural facilities in the Midtown Cultural District.

- o Executive Summary
  - o History
  - o Management: Midtown Cultural District Trust
  - o Funding
  - o Public Art
  - o Complementary Facilities
  - o Midtown Cultural District Trust
  - o Programming and Marketing
  - o City-wide Plan
  - o Staffing Chart, 1988-1989
  - o Annual Operating Costs
  - o Revenue Sources
  - o Aggregate Budgets: Operating and Endowment, 1988-1998
  - o Aggregate Budgets: Capital and Building, 1988-1998
  - o The Midtown Cultural District Plan and Midtown Zoning: Draft Proposals
  - o Conclusion

6. Title: Caring For Our Commonwealth: The Economics of Child Care in Massachusetts
   Authors: Wellesley College Center for Research on Women and the Center for Survey Research, University of Massachusetts at Boston
   Date: June 24, 1988

   Summary:
   - Also known as the Massachusetts Affordability Child Care Task Force Report
   - Child Care demand/supply analysis
   - Addresses the issue of affordability
   - Analysis of benefits to the economy of providing child care

7. Title: Child Care: The Bottom Line
   An Economic and Child Care Policy Paper
   Author: Prepared by The Child Care Action Coalition
   Date: September, 1988

   Summary:
   - An economic and child care policy paper summarizing the proceeds of the March 1988 child care conference sponsored by the Child Care Action Campaign
   - Recommendations to government, employers, and parents for a comprehensive child care policy
   - Analysis of the natural child care market
   - Analysis of the labor market and changing economy

8. Title: Chinatown 2000
   Authors: MIT Urban Design Studio
   Chinatown 1988 Urban Design for Community Growth
   In cooperation with the Chinatown/ South Cove Neighborhood Council
   Date: 1988

   Summary:
   - Chinatown profile
   - Housing analysis
   - Future planning; next steps

9. Title: <u>Chinatown Business Survey</u>
Authors: Deborah A. Oriola and Gregory W. Perkins
Boston Redevelopment Authority
Policy Development and Research Department
Date: April, 1988

Summary:
- o Assesses the conditions for operating a business in the area
- o Presentation of types of businesses, hours of operation, employee residence
- o Space and expansion requirements; parking and delivery issues

10. Title: <u>Chinatown Housing Survey</u>
Authors: Gregory W. Perkins and Deborah A. Oriola
Boston Redevelopment Authority
Research Department
Date: December, 1987

Summary:
- o Assesses the condition of current housing stock
- o Determines need for new construction and upgrade
- o Assesses building use

11. Title: <u>Chinatown Community Plan</u>
Authors: Boston Redevelopment Authority and the Chinatown/South Cove Neighborhood Council
Date: February 22, 1988

Summary:
- o A community based comprehensive development plan for Chinatown
- o Details planning process
- o Summary of what the community is planning for in the area of housing, community services, land use, business and economic development and transportation.

12. Title: <u>Chinatown User Survey</u>
Authors: Deborah A. Oriola and Gregory W. Perkins
Boston Redevelopment Authority
Policy Development and Research Department
Date: January, 1988

Summary:
- o Measures characteristics of who uses Chinatown
- o General public attitude survey RE: Chinatown
- o Housing and income stats, residency patterns

13. Title: Chinatown Survey Area Land Use Report
Author: Mary Bourguignon
Boston Redevelopment Authority
Policy Development and Research Department
Date: January, 1988

Summary:
- o This paper examines land use patterns in the central part of Boston's Chinatown neighborhood.
- o Information obtained on a parcel by parcel basis from the City's Assessing Department and supplemented by a survey of the area
- o Analysis of current land uses, ownership patterns and zoning

14. Title: Cultural District Historic Theatre Assessment/ Specifications for New Theaters
Author: Robert Brannigan, Brannigan-Lorelli Associates
Date: December, 1986

Summary: Consultant's report of specifications for theatres proposed for inclusion in the Cultural District.

- o Dance Theater
- o Flexible Theater
- o Recital/Concert Hall
- o Black Box
- o Studios

15. Title: Cultural District Plan: Briefing Book I
Author: Boston Redevelopment Authority
Date: 1987 - 1988

Summary:
- o Cultural District Briefing
  - o Cultural District Concept
  - o Needs Assessment
  - o Design/Development Guidelines
  - o Capital Improvements Management
  - o Zoning
  - o Transportation
- o Cultural District Implementation
  - o Map of Midtown Improvement Area
  - o Implementation Strategies
  - o Zoning - Existing and IPOD Description
  - o Theater Information
  - o Development Sites - Design Guidelines
  - o Cultural Districts in Other Cities
- o Cultural District Public Space Design Session

16. Title: Cultural District Plan: Briefing Book II
Date: 1987 - 1988

Summary: o Miscellaneous background documents including:
- o Opera House Application
- o Community Letters
- o Newsclips

17. Title: Cultural District Plan Materials
Authors: Staff, Boston Redevelopment Authority, Office of Arts and Humanities
Date: October 29, 1986 - November 16, 1987

Summary: Compilation of documents generated by the Boston Redevelopment Authority, Office of Arts and Humanities and consultants regarding various aspects of the Midtown Cultural District.

18. Title: Draft Cultural District Public Art Plan
Authors: Boston Redevelopment Authority; Office of Arts and Humanities
Date: July, 1988

Summary: Draft discussion of a public art plan for the Midtown Cultural District.

- o Use of public art to structure the District
- o Artists and artisans participate in the design of street furnishing
- o Transform District into a gallery
- o Artists and artisans embellish interior and exterior of new and renovated cultural facilities
- o Artists and artisans create architectural detailing in new buildings
- o Map identifying potential sites

19. Title: Demand for Office and Retail Space, Hotels and Housing Units in the 1990's in the City of Boston and the Midtown Cultural District
Author: Jeffrey P. Brown
Boston Redevelopment Authority
Policy Development and Research Department
Date: February, 1987

20. Title: Documentation of Citizen Planning Sessions
Author: Midtown Cultural District Task Force
Date: March 30, 1988 - Present

Summary: Notes from general and committee meetings of the Midtown Cultural District Task Force, including Transportation, Trust and Funding, Design and Development and Cultural Facilities in addition to Citizen Advisory Committee meetings.

21. Title: drumlin NEWSLETTER
Author: City Conservation League
Date: January, 1978

Summary:
- o 12 page anecdotal and technical description of Boston's Theater District
- o Liberty Tree Block
- o Theater District Architecture including a checklist of buildings.

22. Title: Economic and Fiscal Impacts - Boston Crossing Project
Author: Cambridge Systematics, Inc.
Date: Revised September 1988

Summary:
- o Estimates the economic and fiscal impacts of the proposed Boston Crossing project
- o Estimate of direct and indirect benefits
- o Discussion detailing the assumptions underlying the analysis and explaining the methodology used.

23. Title: Midtown Cultural District Plan-Historic Building Survey
Authors: Boston Redevelopment Authority
Date: 1987

Summary:
- o Detailed profile of historic buildings and theaters in the district
- o List by category as established by the Boston Landmarks Commission

24. Title: Job Expectations and Opportunities of Asian American Clients
Author: Tom Lun-nap Chung, Ph. D.
Date: October, 1987

Summary:
- o Quantitative analysis of advertised job openings
- o Identifies job opportunities for Asian Americans
- o Surveys 2,015 clients
- o Documents job experience and expectations of Asian American clients

25. Title: Midtown Cultural District Special Study Area
Author: Boston Redevelopment Authority Staff
Date: August, 1987

Summary:
- o Compilation of geographic locations, maps and theaters

26. Title: Midtown Cultural District Study
Author: Boston Redevelopment Authority and Skidmore, Owings, & Merrill
Date: 1987

Summary:
- o Schematic designs
- o Comparative scale comparison
- o Skyline massing and views

27. Title: Proposal to the Boston Redevelopment Authority
Authors: Performing Arts Developmental Task Force (Larry Murray, Bruce Rossley, Libby Shufro)
Date: February, 1985

Summary: Outcome of 1984 space survey of Boston's performing arts community

- o Anecdotal results
- o Specific recommendations concerning zoning and the creation of cultural facilities

28. Title: Public Art and the Cultural District: A Planning Report
Author: Institute of Contemporary Art
Date: December, 1987

Summary: Overview of issues surrounding the selection and citing of public art.

- o What do we mean by public art?
- o American cities: Art in Public Places Programs:
  - o Introduction to the Issues
- o Selected Public Art Projects
  - o Boston Area
  - o National
  - o International
- o Midtown Cultural District: Issues and Opportunities for Discussion

29. Title: Raising Massachusetts: Building a Child Care Linkage Policy
Author: Massachusetts Public Interest Research Group
Date: October, 1987

Summary:
- o Documents child care need
- o Documents need for on or near site child care services
- o Discusses concept of child care linkage

30. Title: Spectacle, Event, and New List in the City: Theater and the Arts in Boston's Midtown
Authors: Benjamin Thompson and Associates
Date: February, 1988

Summary: Consultant's report on a streetscape study for the Midtown Cultural District.

- o Streetscape plans for the public realm
- o Street and sidewalk paving treatment
- o Building illumination
- o Signs
- o Street lighting
- o Lighting fixtures

31. Title: The Boston Office Market Class A Office Vacancy Rates 1986 Fourth Quarter and 1987 - 1991 Projected
Author: Boston Redevelopment Authority
Date: 1988

32. Title: The Boston Rialto: Playhouses, Concert Halls and Movie Places
Authors: Douglass Shand Tucci
Date: 1977

Summary: A walking tour, c. 1977, of Boston's Theater District by noted Boston theatre historian.

- o History - overall
- o History - specific theatres and sites
- o History - theatres beyond the historic Theatre District
- o Listing of theatres including name(s) construction date(s), and architect(s)

33. Title: The Economic Impact of the Arts on the City of Boston
Authors: ARTS/Boston, Office of Arts and Humanities - City of Boston, Harvard Graduate School of Business Administration (Lawrence Murray, Bruce Rossley, Ellen Holbrook and Catherine Royce)
Date: January, 1988

Summary: Economic impact report resulting from an arts community survey conducted in 1987 to report on cultural activity in Boston in 1986.

- o Highlights
- o Economic multipliers
- o Total impact
- o Admission data
- o Employment data
- o Income sources
- o Conclusion
- o List of participants

34. Title: Transportation Elements of the Midtown Cultural District
Author: TAMS Consultants, Inc.
Date: January, 1989

Summary:
- o Analysis of existing conditions
- o Analysis of design year conditions; build and no-build scenarios
- o Traffic and Parking Evaluation
- o Theater specific transportation issues